







**URBAN  
DESIGN  
PARTNERS**

1318-e6 central ave. # 704-334-3303  
charlotte, nc 28205 # 704-334-3305  
urbandesignpartners.com  
nc firm no: P-0418  
sc coa no: C-03044

NVR, Inc.

# Wallace Community

**Development Standards**  
Wallace Lane, Charlotte, NC

NO.	DATE	BY:	REVISIONS:
1	03/15/21	UDP	PER PLANNING STAFF COMMENTS

Project No: 20-CLT-042  
Date: 11.12.2020  
Designed By: UDP  
Checked By: GPP  
Sheet No:

# RZ-3.0

**Site Development Data:**

1. Acreage: ±13.14 acres  
Tax Parcels: 16507103, 16507104, 16507128, 16507105, 16507130, 16507106, 16511321, 16511319 & 16511318  
Existing Zoning: UR-2(CD) & R-4  
Proposed Zoning: UR-2(CD)  
Existing Uses: Single Family Detached  
Proposed Uses: Up to 157 Single Family Attached (Townhome) Units  
1. Max. Building Height: Forty (40) feet - As defined by the zoning ordinance  
Density: Approximately 11.9 Dwelling Units per Acre (DUA)

**General Provisions:**

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by NVR, Inc. (the "Petitioner") to accommodate the development of a residential townhome community on that approximately 13.2 acre site located on Wallace Lane, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 16507103, 16507104, 16507128, 16507105, 16507130, 16507106, 16511321, 16511319 & 16511318.

Development of the Site shall be governed by the Rezoning Plan, these Development Standards, and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 Zoning District shall govern all development taking place on the Site. The configurations, placements and sizes of the buildings and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process.

**Permitted Uses and Maximum Development:**

The Site may be developed with up to 157 single-family attached dwelling units (townhomes), together with any incidental and accessory uses related thereto that are allowed in the UR-2 zoning district.

**Transportation:**

1. Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
2. As depicted on the Rezoning Plan, the Site will be served by public roads and/or private alley.
3. Internal sidewalks and pedestrian connections shall be provided along all public and private alleys throughout the Site. Internal sidewalks may meander to save existing trees.
4. The Petitioner shall commit to right-of-way dedication along Wallace Lane measured 35.5' from the existing road centerline.
5. The Petitioner shall commit to providing an 8' landscape strip and 8' sidewalks adjacent the project along Wallace Lane and 8' landscape strip and 8' sidewalk along the proposed Emmons Lane extension as generally depicted on the Site plan.
6. Townhomes fronting Emmons Lane shall be rear loaded and be provided vehicular access to Emmons Lane by a two-way residential alley as generally depicted on the Site plan.
7. The petitioner shall commit to installing accessible ramps and crosswalks at the intersection of Wallace Lane, Thompson Greens Lane and Private Alley 3 as generally depicted on the site plan. The petitioner shall make a good faith effort to coordinate with CDOT to install stop signs and establish a 4-way stop condition at the associated intersection.
8. Where necessary, Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
9. The Petitioner shall dedicate in fee simple conveyance all rights of way to the City of Charlotte before the Site's first building certificate of occupancy is issued.
10. All transportation improvements shall be approved and constructed before the site's first building certificate of occupancy is issued.

**Architectural Standards:**

1. The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-plank), vinyl, EIFS or wood.
2. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches may be no less than 2:12.
3. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 20 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
4. Walkways will be provided to connect all residential entrances to sidewalks along public and private alleys, as generally depicted on the Rezoning Plan.
5. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Stoops and entry-level porches may be covered but should not be enclosed.
6. All corner and end units that face a public street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
7. Townhouse buildings adjacent a public right of way will be limited to six (6) individual units or fewer.
8. Walkways shall be provided to connect all residential units to sidewalks along a public right of way.
9. Façade articulation or variation will be utilized to differentiate townhome units within each building. All front facades will vary with accent siding both horizontally and vertically.
10. Units fronting Wallace Lane shall be oriented toward the street.

**Amenities, Streetscape and Landscaping:**

1. The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development plan.
2. Each residential unit shall be provided 400sf of private open space within each sublot or 10% of the site shall be set aside as usable common open space as defined within the Ordinance.
3. The Petitioner shall comply with the Tree Ordinance and Post Construction Stormwater Ordinance.
4. The Petitioner shall provide a community space, as generally depicted on the Rezoning Plan in the locations labeled as Amenity Area or Amenity Space, which may include, but shall not be limited to, a pocket park, open air pavilion, hardscape patio areas, grills, fire pit, benches, and/or picnic tables.

**Environmental Features:**

1. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points.
2. The following shall apply to the portion of the development south of Wallace Lane: For adjoining parcels receiving storm water discharge the petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to Maplecrest Drive. If the existing storm water conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto the adjoining parcels.
3. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

**Amendments to Rezoning Plan:**

Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

**Binding Effect of the Rezoning Documents and Definitions:**

1. If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.